

Chapter 18.38

MG GENERAL INDUSTRIAL DISTRICT

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18.38.010 Purpose of district.

The MG general industrial district is intended to provide areas for general industrial, manufacturing, wholesale and service uses needed by the city and region subject to regulations necessary to protect other nearby uses from hazards and noise and other disturbances. (Ord. 997 N.S. § 2 (part), 1990; Ord. 559 N.S. § A (part), 1981)

18.38.020 Permitted uses.

The following uses shall be permitted in the MG general industrial district:

- A. All permitted uses in the ML zoning district;
- B. Agriculture, including agricultural nurseries;
- C. Building material sales operations;
- D. Minor and major motor vehicle repair facilities, but not to include the separate retail sale of automotive parts;
- E. Printing and lithographic shops, electrical, plumbing, cabinet, heating and upholstering shops;
- F. Public utility buildings and service yards;
- G. Any research, wholesale or indoor storage use;
- H. Adult businesses, as defined by Sections 18.04.018.2 et seq. and 18.48.170 and 18.48.180 of this title, subject to receipt and maintenance in good standing of a police permit pursuant to Sections 5.60.010 et seq. of the Municipal Code;
- I. Bakery-Wholesale;

J. Retail or wholesale sales to bona fide employees provided such sales are less than two percent of the total sales volume. (Ord. 1415 N.S. §§ 24 & 25, 1998; Ord. 1215 N.S. § 34, 1995; Ord. 1150 N.S. § 3 (C), 1993; Ord. 1135 § 34, 1993; Ord. 1055 N.S. § III C, 1991; Ord. 1025 N.S. § 3, 1991; Ord. 997 §§ 1, 2 (part), 1990; Ord. 559 N.S. § A (part), 1981)

18.38.030 Conditional uses.

The following uses may be conditionally allowed in the MG general industrial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Railroad yards and freight stations, and trucking and motor freight stations;
- B. Secondary materials processing;
- C. Bituminous paving and products plant;
- D. Concrete batching plants;
- E. Manufacturing of alcoholic beverages;
- F. Food processing and packing plants;
- G. Perishable food storage;
- H. Salvage yards;
- I. Sales of goods manufactured or processed on the premises;
- J. Caretakers units;
- K. Any use allowed by right or conditionally allowed in the CG general commercial district, which is ancillary to and supportive of permitted uses in the MG zone, excluding retail sales other than those listed above;
- L. All uses conditionally permitted in the ML zoning district.
- M. Any other general manufacturing use which the planning commission finds to be of a similar nature to the uses permitted in this district. (Ord. 1063 N.S. § 2, 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 997 N.S. § 2 (part), 1990; Ord. 559 N.S. § A (part), 1981)

18.38.035 Prohibited uses.

The following uses are prohibited from locating in the MG, general industrial zoning district:

- A. All Group I occupancies;
- B. All Group E occupancies which involve day care, mentally retarded persons (profoundly or severely), or non-ambulatory persons. For the purpose of this section these uses shall be as defined by the Uniform Building code with California amendments and as adopted by the city. (Ord. 1055 N.S. § C (part), 1991)

18.38.040 Site development standards.

A. The following site development standards shall apply in the MG general industrial district:

1. Minimum lot area, twenty thousand square feet;
2. Minimum lot width, one hundred feet;
3. Minimum lot depth, one hundred feet;
4. Maximum building coverage, sixty percent;
5. Minimum setbacks:
 - a. Front, thirty feet,
 - b. Rear, twenty feet,
 - c. Side, fifteen feet;
6. Maximum building height, fifty feet.

B. Areas used for outdoor storage shall meet the minimum design standards applicable to off-street parking facilities with respect to paving, grading, drainage, access to public streets, safety and protective features, lighting, landscaping, and screening.

C. On any portion of a site in the MG district which abuts a lot in any residential zoning district, twenty feet of the required yard area so adjoining shall be planted and maintained as a landscaped screen, and a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line.

D. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the performance standards of Chapter 18.48 of this title.

E. Signs shall be regulated in accordance with Chapter 18.76 of this title.

F. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.

G. Cul-de-sac lot width, minimum of eighty feet as measured along the front property line.

H. Where any lot in the general industrial district abuts residentially zoned property, a thirty-foot minimum setback shall apply.

I. For parcels of less than forty thousand square feet in area, a joint mutual access agreement between adjoining parcels may be required for reasonable vehicular and pedestrian passage. (Ord 1180 N.S. § 4, 5, 6, 1994; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)